

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- August 20, 2010
121 N. LaSalle Street- Room 201-A**

291-10-S

ZONING DISTRICT:B3-2

WARD:18

APPLICANT: Mohammed Badla

OWNER: Same

PREMISES AFFECTED: 7257 S. Western Avenue

SUBJECT: To permit the establishment of a proposed gas station in a B3-2 zoning district.

292-10-Z

ZONING DISTRICT:B3-2

WARD:18

APPLICANT: Mohammed Badla

OWNER: Same

PREMISES AFFECTED: 7257 S. Western Avenue

SUBJECT: To permit the establishment of a proposed gas station whose lot area shall be 15,750 square feet instead of 20,000 square feet.

293-10-Z

ZONING DISTRICT: RM-5

WARD:43

APPLICANT: Lisa Curran

OWNER: Same

PREMISES AFFECTED: 1901 N. Lincoln Park West

SUBJECT: To permit the establishment of a proposed 4 story single family residence, with a breezeway connection which will reduce the north yard to zero instead of 2.48'

294-10-Z

ZONING DISTRICT: RM-5

WARD:48

APPLICANT: Stephen Foster

OWNER: Same

PREMISES AFFECTED: 5717-21 N. Winthrop

SUBJECT: To permit the establishment of a proposed rear enclosed porch whose rear yard set back shall be 9'-6" instead of 45'.

295-10-S

ZONING DISTRICT:B3-1

WARD:33

APPLICANT: Christopher Turcios/ Headquarters Barber Studio

OWNER: Peter Ziss

PREMISES AFFECTED: 3056 W. Irving Park Road

SUBJECT: To permit the establishment of a proposed barber shop.

296-10-Z

ZONING DISTRICT:RS-3

WARD:32

APPLICANT: Bob Pearl

OWNER: 1711 North Wolcott C, LLC

PREMISES AFFECTED: 1711 N. Wolcott

SUBJECT: To permit the establishment of a proposed 2 story single family residence whose south side yard shall be zero, the north side yard shall be 2'-2", the rear yard shall be 20.6' in order to construct a 4 ' fence on top of an 8'-10" the wall in the rear side yards.

297-10-S	ZONING DISTRICT: RT-4	WARD:24
APPLICANT: Bible Way Apostolic Faith Church		
OWNER: Same		
PREMISES AFFECTED: 1801-25 S. Kostner		
SUBJECT: To permit the establishment of a proposed church, community center and day care facility.		
298-10-Z	ZONING DISTRICT: RT-4	WARD:24
APPLICANT: Bible Way Apostolic Faith Church		
OWNER: Same		
PREMISES AFFECTED: 1801-25 S. Kostner		
SUBJECT: To permit the establishment of a proposed 1 story addition to an existing church, whose rear yard shall be zero instead of 30', and whose front yard shall be 7' instead of 20'.		
299-10-S	ZONING DISTRICT: B1-1	WARD:18
APPLICANT: Son Hoang		
OWNER: Wrightwood Plaza LLC		
PREMISES AFFECTED: 7914 S. Western		
SUBJECT: To permit the establishment of a proposed nail salon.		
300-10-S	ZONING DISTRICT: B3-3	WARD:35
APPLICANT: Butterfat Studios, Inc. c/o Esther Garcia		
OWNER: Four Seas Holding, LLC		
PREMISES AFFECTED: 3129 W. Logan Boulevard		
SUBJECT: To permit the establishment of a proposed tattoo studio.		
301-10-Z	ZONING DISTRICT: B3-2	WARD:32
APPLICANT: Northside Café, Inc.		
OWNER: RJC Management Corporation		
PREMISES AFFECTED: 1635-37 N. Damen		
SUBJECT: To permit the establishment of a proposed public place of amusement license for an existing restaurant which is within 125' of a residential district.		
302-10-S	ZONING DISTRICT: B3-2	WARD:33
APPLICANT: Yolanda Caicedo		
OWNER: Jose Caicedo		
PREMISES AFFECTED: 3118 W. Montrose		
SUBJECT: To permit the establishment of a proposed beauty salon		
303-10-S	ZONING DISTRICT: B3-1	WARD:35
APPLICANT: JMBEE, LLC Flower Box Series JMBEE LL		
OWNER: 2519-21 California LLC		
PREMISES AFFECTED: 2519 N. California		
SUBJECT: To permit the establishment of two proposed off-site parking spaces to serve the required parking for 2 dwelling units at 2456 N. California. The parking spaces will be leased for 99 years.		

304-10-S

ZONING DISTRICT: B1-2

WARD:40

APPLICANT: Elvia Almeida

OWNER: Foster Property Investments

PREMISES AFFECTED: 1834 W. Foster

SUBJECT: To permit the establishment of a proposed beauty / nail salon.

305-10-S

ZONING DISTRICT: PMD # 9

WARD:37

APPLICANT: B Meany, LLC

OWNER: Same

PREMISES AFFECTED: 1238-1300 N. Kostner

SUBJECT: To permit the establishment of the expansion of an existing salvage yard.

306-10-Z

ZONING DISTRICT: RS-3

WARD:47

APPLICANT: Matthew Lattimer

OWNER: Same

PREMISES AFFECTED: 1915 W. Grace

SUBJECT: To permit the establishment of a proposed 2 story 2 dwelling unit building whose front yard shall be 4.6' instead of 20', combined side yards shall be 2.6', 2.6' on the west, zero on the east and to increase the height to 31.10' instead of 30.

307-10-Z

ZONING DISTRICT: RM-5

WARD:3

APPLICANT: P. Scott Neville Jr.

OWNER: Same

PREMISES AFFECTED: 4320 S. Vincennes

SUBJECT: To permit the establishment of a proposed 3 story addition whose combined side yards shall be 5', north side shall be zero, the south side yard shall be 8.8' and the rear yard shall be 16.11' instead of 35'.

308-10-S

ZONING DISTRICT:B1-1

WARD:47

APPLICANT: Nail & Spa of Lincoln d/b/a 2 x 10 Nail & Spa

OWNER: American Heritage Investment, II, LLC

PREMISES AFFECTED: 4612 N. Lincoln Avenue

SUBJECT: To permit the establishment of a proposed nail and spa facility.

309-10-S

ZONING DISTRICT: DX-7

WARD:2

APPLICANT: South Loop Community Church

OWNER: 1325 So. State, LLC

PREMISES AFFECTED: 1347-51 S. State Street

SUBJECT: To permit the establishment of a proposed religious facility.

310-10-S ZONING DISTRICT: DX-7 WARD:42

APPLICANT: Blk & Wht Valet, LLC

OWNER: The Catholic Charities of Archdiocese of Chicago

PREMISES AFFECTED: 625-31 W. Randolph / 133-37 N. Des Plaines

SUBJECT: To permit the establishment of a proposed public parking garage.

APPLICANT: Buckhanan Enterprises Inc.

OWNER: Land Trust PNB 32709

PREMISES AFFECTED: 9243 S. Stony Island Avenue

SUBJECT: To permit the establishment of a proposed beauty salon / barber shop.

APPLICANT: Fezan-E-Medina Islamic Education Center

OWNER: Lucien Barba and Harold Silver

PREMISES AFFECTED: 6821 N. Western

SUBJECT: To permit the establishment of a proposed religious assembly facility.

313-10-S ZONING DISTRICT:B3-1 WARD:41

APPLICANT: Lamaris Salon & Day Spa Inc.

OWNER: Design Ventures, LLC

PREMISES AFFECTED: 7436 N. Harlem

SUBJECT: To permit the establishment of a proposed beauty/ nail salon.

314-10-S ZONING DISTRICT:B3-3 WARD:27

APPLICANT: Douglas Scott Wheeler

OWNER: Same

PREMISES AFFECTED: 1454 N. Orleans

SUBJECT: To permit the establishment of residential use below the second floor in a B3-3 Zoning District.

CONTINUANCES

41-10-A

ZONING DISTRICT:DX-5

WARD:2

APPLICANT: North Shore Outdoor, LLC

OWNER:

PREMISES AFFECTED: 601 N. Wells

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of an off-premise free standing advertising sign at a height of 40' above grade. The sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the maximum height of a free standing sign is 24 feet.

192-10-A

ZONING DISTRICT:C1-1

WARD:32

APPLICANT: 3818 N. Lakewood, LLC

OWNER: Same

PREMISES AFFECTED: 1222 W. Fletcher Street

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to recognize 2 dwelling units in the front building and 2 dwelling units in the rear building. A 1998 permit states the coach house (rear building) will be de-converted to a single family residence.

241-10-S

ZONING DISTRICT:C1-1

WARD:35

APPLICANT: Kimball and Belmont LLC

OWNER: Same

PREMISES AFFECTED: 3200 N. Kimball/ 3400 W. Belmont

SUBJECT: To permit the establishment of a proposed one story addition (mini-mart) to an existing gas station.

242-10-Z

ZONING DISTRICT: RM-5

WARD:4

APPLICANT: Conrad Yun

OWNER: Same

PREMISES AFFECTED: 5105 S. Kimbark

SUBJECT: To permit the establishment of a proposed front yard parking space, on a substandard lot (120') which has no access to an alley, whose front yard shall be reduced to 15' instead of 20'.

243-10-Z

ZONING DISTRICT: RM 4.5

WARD:40

APPLICANT: Armand Candeia

OWNER: Shirley and Robert Nitzu

PREMISES AFFECTED: 5007 N. California Avenue

SUBJECT: To permit the establishment of the proposed subdivision of a zoning lot. The building which will remain shall have a north and south side yard of zero instead of 2.4' each, the combined side yards shall be zero instead of 6'.

249-10-S

ZONING DISTRICT: RT-4

WARD:12

APPLICANT: Shekinah Glory House, Inc.

OWNER: Same

PREMISES AFFECTED: 2341 S. Sacramento Avenue

SUBJECT: To permit the establishment of a proposed transitional residence.

265-10-S

ZONING DISTRICT: B3-3

WARD:3

APPLICANT: Millennium Salon 51st Inc.

OWNER: Ghulam Qadir

PREMISES AFFECTED: 109 E. 51st Street

SUBJECT: To permit the establishment of a proposed hair salon.

272-10-S

ZONING DISTRICT: RT-4

WARD:32

APPLICANT: Arturo Torres

OWNER: Same

PREMISES AFFECTED: 2344-46 W. Armitage Avenue

SUBJECT: To permit the establishment of a proposed off-site non-accessory parking lot.

273-10-Z

ZONING DISTRICT: RT-4

WARD:32

APPLICANT: Arturo Torres

OWNER:

PREMISES AFFECTED: 2344-46 W. Armitage Avenue

SUBJECT: To permit the establishment of a proposed non-accessory parking lot whose front yard shall be 7' instead of 20'.

274-10-A

ZONING DISTRICT: DX-5

WARD:42

APPLICANT: Galina Podolski

OWNER: Stone St. Partners, LLC

PREMISES AFFECTED: 49 E. Oak Street

SUBJECT: An Appeal from the decision of the office of the Zoning Administrator. The Zoning Administrator has determined that the applicant's sign will be classified as a free standing sign. The sign is not attached to the building. The sign is also located in the Oak Street Corridor.

276-10-S

ZONING DISTRICT: RT-4

WARD:49

APPLICANT: Nathan Ben Meyers

OWNER: Same

PREMISES AFFECTED: 1102 W. North Shore Avenue

SUBJECT: To permit the establishment of a proposed group living facility.

285-10-S

ZONING DISTRICT: B3-3

WARD:25

APPLICANT: The Resurrection Project

OWNER: Same

PREMISES AFFECTED: 1656-58 W. 18th Place

SUBJECT: To permit the establishment of a proposed 4 story 6 dwelling unit building with residential use on the first floor.

286-10-Z ZONING DISTRICT:B3-3 WARD:25
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1656-58 W. 18th Place
SUBJECT: To permit the establishment of a proposed 4 story, 6 dwelling unit building whose east side yard shall be zero instead of 2.58' (50% of the existing adjoining residential side yard).

287-10-Z ZONING DISTRICT:B3-3 WARD:25
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1814-20 S. Paulina
SUBJECT: To permit the reduction of one required loading berth.

288-10-Z ZONING DISTRICT:B3-5 WARD:25
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1657-59 W. 18th Street
SUBJECT: To permit the reduction of a loading berth for a 15 dwelling unit building.

289-10-S ZONING DISTRICT:B3-3 WARD:25
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1714-20 W. 18th Place
SUBJECT: To permit the establishment of a proposed accessory off-site parking lot to serve two separate uses (21 dwelling units total).